

**Town of Uxbridge Planning Board Meeting Agenda**  
**Wednesday, October 25, 2006 at 7:00 P.M.**  
**Board of Selectmen's Meeting Room**  
**Uxbridge Town Hall, 21 So. Main St., Uxbridge, MA 01569**

**Public Hearing(s) New:**

**Zoning / Land Use Articles for the Fall Annual Town Meeting:**

- **ARTICLE L: ACCEPTANCE OF MGL CH. 39, SEC. 23D**

To see if the Town will vote to accept, for the Planning Board and the Zoning Board of Appeals, the provisions of G.L. c.39, §23D, which provide that a member of a board, committee, or commission holding an adjudicatory hearing shall not be disqualified from voting in the matter solely due to the member's absence from one session of such hearing, provided that certain conditions are met.

- **ARTICLE P: ZONING ENFORCEMENT**

To see if the Town will vote to amend Section XIII A ENFORCEMENT of the Zoning Bylaw by substituting the words "by the Building Inspector" for the words "by the Board of Selectmen" in the first sentence.

- **ARTICLE S: TOWNHOUSE DEVELOPMENT**

To see if the Town will vote to amend Section VII.A of the Uxbridge Zoning By-laws by adding a new subsection 13 to authorize special permits for Townhouse Developments in the Residence A District.

- **ARTICLE T: ZONING BYLAW AMENDMENT**

To see if the Town will vote to amend the Town of Uxbridge Zoning Bylaws by (a) adding the following new subsection 5 to the list of permitted uses under Section VII. D. Business:

Shopping center consisting of a group of two or more of the uses listed above in subsections 1 through 4, which are located in one or more buildings on a single lot, and which are developed and managed under a common plan for the premises.

And (b) renumbering the existing subsections 5, 6 and 7 in Section VII.D to 6, 7 and 8 respectively.

- **ARTICLE U: EXPEDITED/STREAMLINED PERMITTING PROCESS FOR COMMERCIAL PROJECTS**

To see if the Town will vote to accept the provisions of chapter 43D of the MA General Laws as amended pursuant to Section 11 of chapter 205 of the acts of 2006, or take any other action in relation thereto.

- **ARTICLE V: SPECIAL LAND USE OVERLAY DISTRICT – HISTORIC MILL ADAPTIVE REUSE OVERLAY DISTRICT (BERNAT MILLS)**

To see if the Town will vote to amend the Uxbridge Zoning By-laws by adding a new subsection to authorize a Historic Mill Adaptive Reuse Overlay District. The primary purposes for the Uxbridge Historic Mill Adaptive Reuse Overlay District (the "Overlay District") are:

To promote the economic health and vitality of the Town by encouraging the preservation, reuse, renovation, and redevelopment of underutilized or abandoned historic mill properties;

To allow for the conversion of Uxbridge's historic mills in a way that preserves the character of nearby residential and commercial neighborhoods; and

To encourage residential, commercial, and mixed-use development that includes, but is not limited to, offices, retail and/or service establishments, community facilities, and housing.

- **ARTICLE W: RENUMBERING/REVISION OF TOWN ZONING BYLAWS**

To see if the Town will vote to accept the numbering and revision of the Zoning Bylaws of the Town from their original numbering to the numbering or codification, arrangement, sequence and captions and the comprehensive revisions to the text of the Zoning Bylaws as set forth in the New Final Draft of the Code of the Town dated September 2006.

**Old / New / Other Business:**

- **ARTICLE K: STREET ACCEPTANCES**

To see if the Town will vote to accept as public ways the streets known as Cotton Mill Way, Crownshield Avenue, Spinning Wheel Drive, Serenity Drive, Church Street, Lake Street, Big Rock Road, Southwoods Drive and Arnold Way, plans available for viewing in the Board of Selectmen meeting room Monday thru Friday 8:00 AM – 4:00 PM, and shown on a plan entitled “\_\_\_\_\_, Uxbridge, MA” drawn by \_\_\_\_\_ dated \_\_\_\_\_, pursuant to GLc.41 §81Y, and further to authorize the Board of Selectmen to accept utilities and easements in the road and any other necessary easements, or take any other action relating thereto.

SPONSOR: Board of Selectmen (Town Manager)

Respectfully submitted,

John Morawski, Chairman  
Uxbridge Planning Board